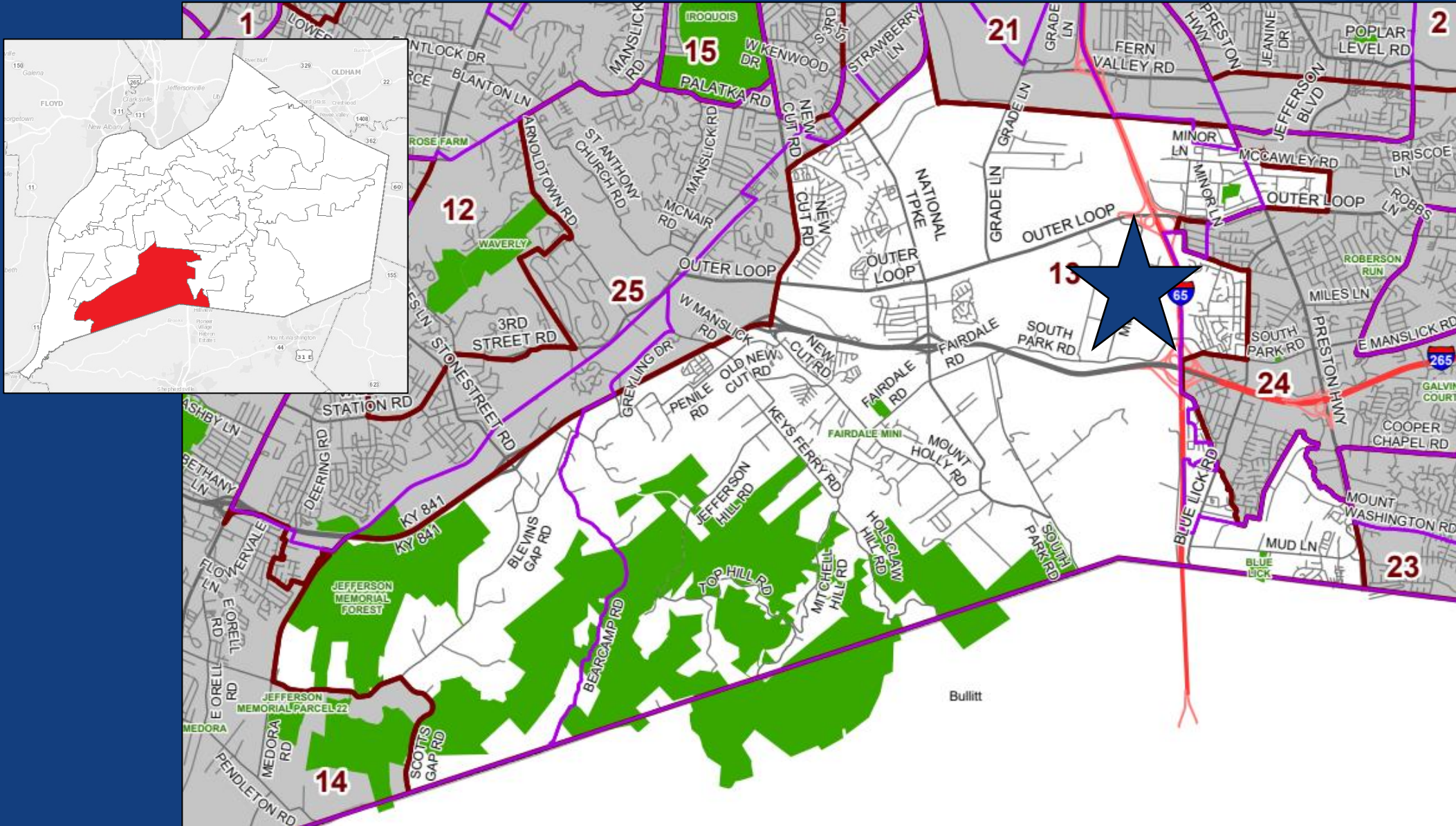


22-ZONE-0115

Preston Suites

Planning & Zoning Committee
July 18, 2023





7504 Preston Highway
District 13 – Dan Seum, Jr.

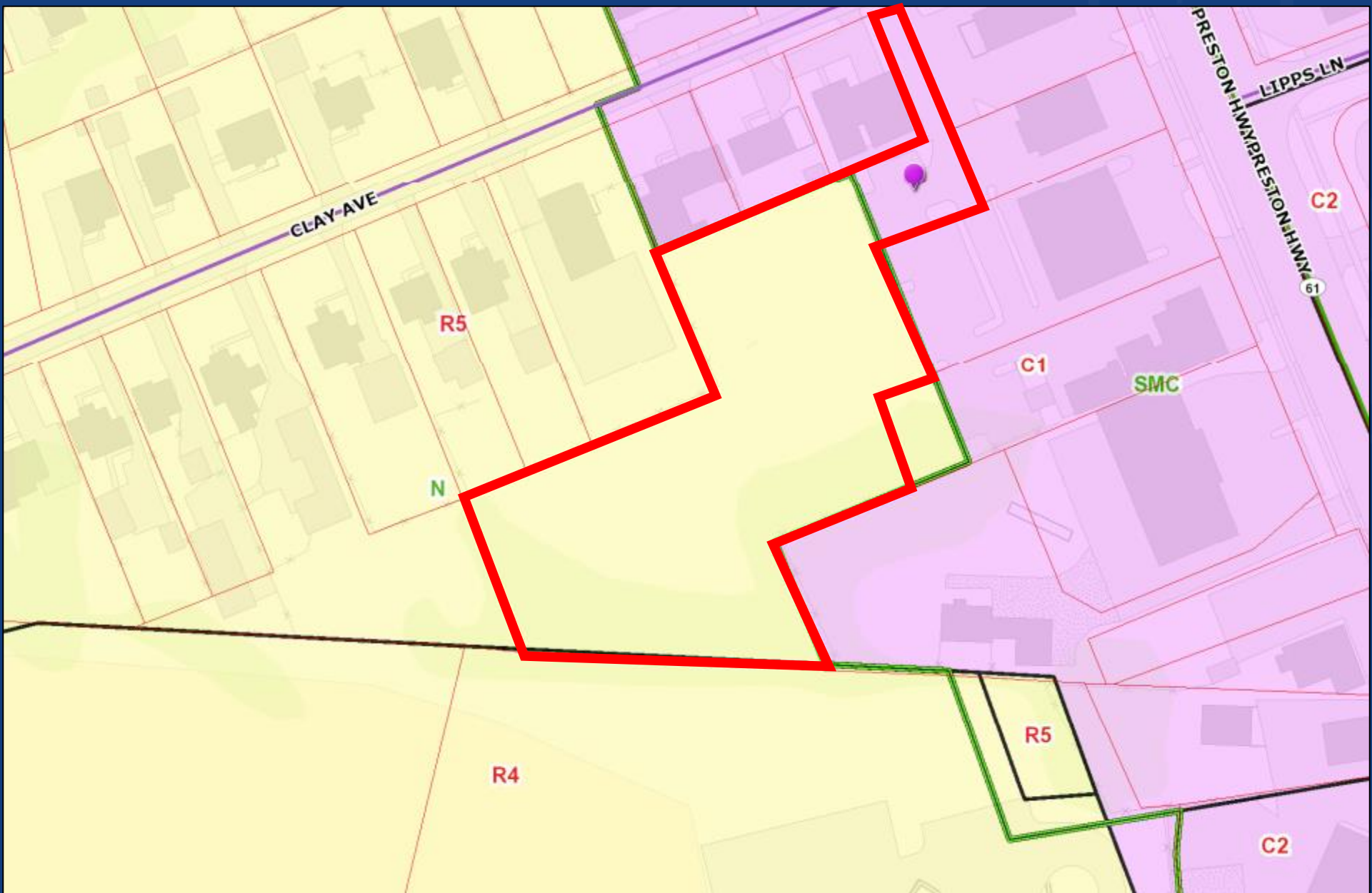
22-ZONE-0115



Existing: Vacant
Proposed: Commercial

22-ZONE-0115





Existing: R-5 & C-1/SMC & N
Proposed: OTF/SMC

22-ZONE-0115



REQUESTS

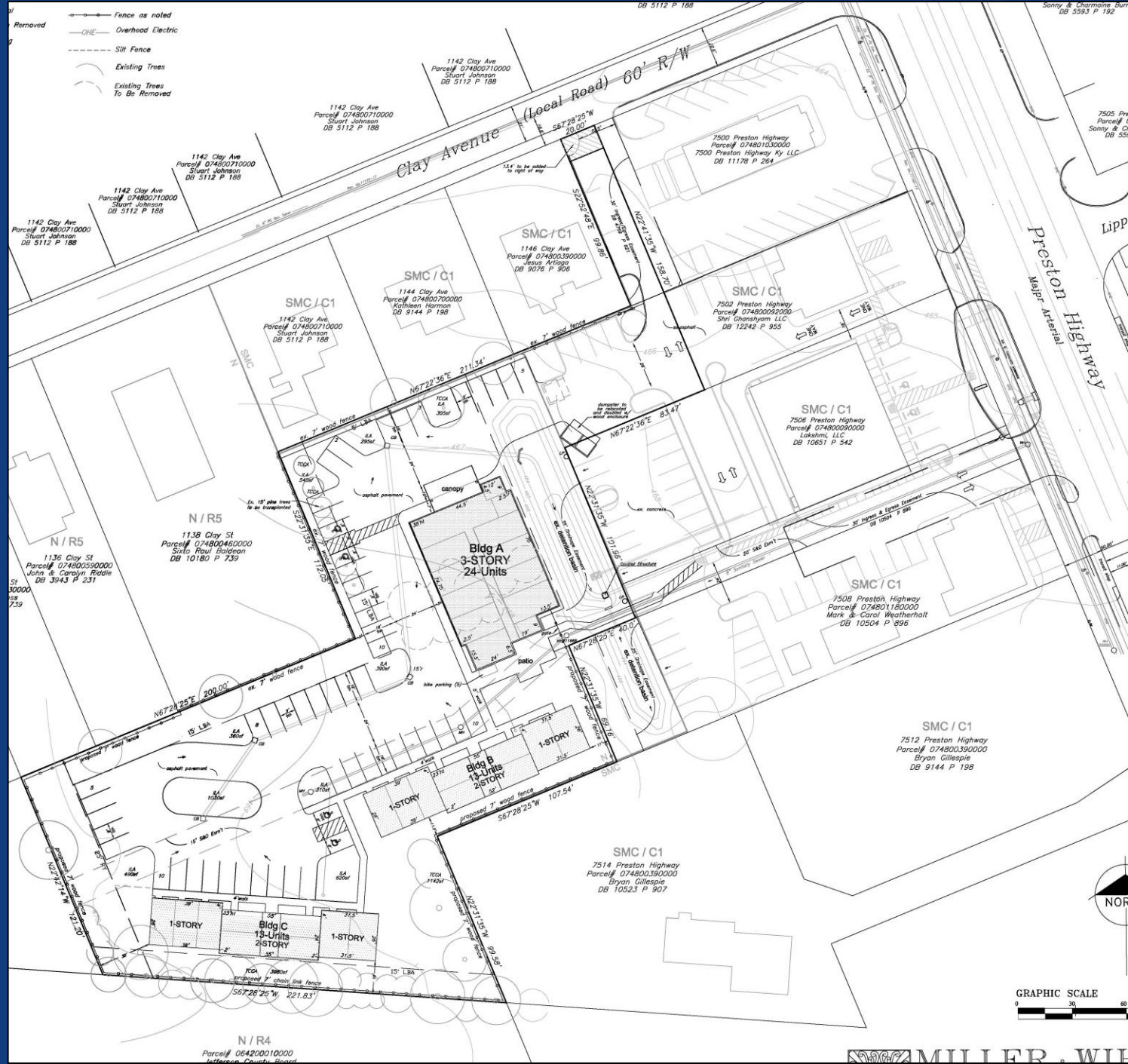
- **Change in Form District** from Neighborhood to Suburban Marketplace Corridor
- **Change in Zoning** from R-5 Single Family Residential & C-1 Commercial to OTF Office/Tourist Facility
- **Detailed District Development Plan** with Binding Elements



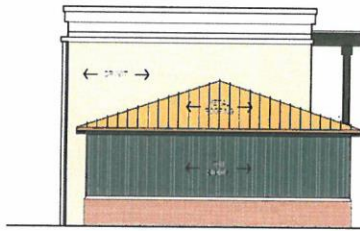
CASE SUMMARY

- Lot partially developed with parking
- Easement for access – shared with adjacent lot
- Proposed motel, 50 rooms

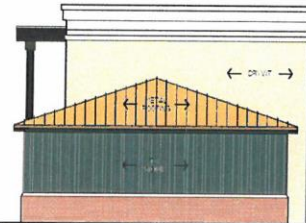




BUILDING ELEVATION/RENDERING



O3 | ELEVATION
A12 SCALE: 3/16" = 1'-0"



O4 | ELEVATION
A12 SCALE: 3/16" = 1'-0"

RECEIVED

JAN 09 2023

PLANNING &
DESIGN SERVICES



O2 | ELEVATION
A12 SCALE: 3/16" = 1'-0"



O1 | ELEVATION
A12 SCALE: 3/16" = 1'-0"



22-ZONE-0115

BUILDING ELEVATION/RENDERING



SITE PHOTOS – SUBJECT PROPERTY



22-ZONE-0115

SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – ADJACENT PROPERTY

Corner of Preston and Clay



Adjacent to site
ingress/egress on Clay



PUBLIC MEETINGS

- Neighborhood Meeting on May 24, 2022
- LD&T Meeting on April 13, 2023
- Planning Commission Public Hearing on May 25, 2023
 - Motion to recommend denial of the change in zoning from R-4 & C-1 to OTF passed by a vote of 7-0-2.
 - Motion to recommend denial of the change in form district from Neighborhood to Suburban Marketplace Corridor passed by a vote of 7-2.

